



Sharland Lane, West Cambourne CAMBRIDGE

£400,000 Freehold

**Sharman
Quinney**

Key Features



- Beautifully Presented Three Bedroom Detached home
- Popular Location
- Principle Bedroom with En Suite
- Private Driveway
- Open Plan Kitchen/Diner

Ideally positioned within the sought after area of West Cambourne, this fully well positioned home enjoys an excellent location with convenient access to local schools and amenities. The area benefits from well connected public transport links, while major road networks provide straightforward access to Cambridge in approximately 20 minutes. St Neots mainline railway station, located around 8.5 miles away, offers direct services to London King's Cross in under an hour.

This beautifully arranged three-bedroom detached home offers well-proportioned and thoughtfully designed accommodation set across two floors, providing comfortable and versatile living space ideal for modern lifestyles.



The ground floor is entered via a welcoming entrance hall, leading through to a spacious living room measuring approximately 4.26m x 3.69m. This inviting reception space enjoys excellent natural light and offers ample room for both relaxation and entertainment.

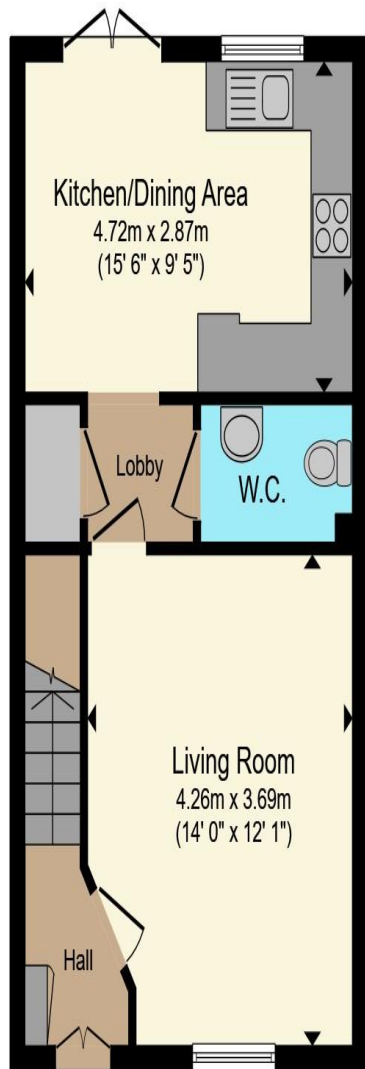
To the rear of the property is a contemporary kitchen/dining area, well laid out and measuring approximately 4.72m x 2.87m, providing a practical and sociable space for cooking and dining, with convenient access to the garden.

A ground floor cloakroom/WC is discreetly positioned, adding everyday practicality.

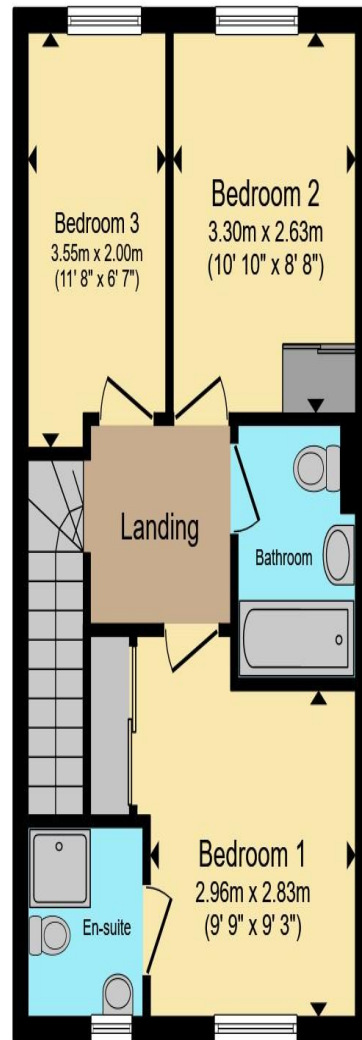
The first floor features a central landing giving access to three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat. Bedroom two is a generous double, while bedroom three provides an ideal space for a guest room, home office, or nursery. A modern family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

Overall, the property offers approximately 80.5 sq m (867 sq ft) of well-balanced internal space, combining functional design with comfortable proportions throughout. This home would appeal to professionals, families, or commuters seeking a well-presented property arranged for contemporary living.





Ground Floor



First Floor

Total floor area 80.5 m² (867 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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